

Staff Summary Report



Hearing Officer Hearing Date: October 16, 2007

Agenda Item Number: 10

SUBJECT: This is a public hearing for a request by the **THOMPSON RESIDENCE (PL070427)** located at 16 East Rice Drive for one (1) use permit.

DOCUMENT NAME: 20071016dssl03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **THOMPSON RESIDENCE (PL070427)** (Larry Thompson, applicant/property owner) located at 16 East Rice Drive in the R1-6, Single Family Residential District for:

ZUP07152 Use permit to allow an accessory building (garage).

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

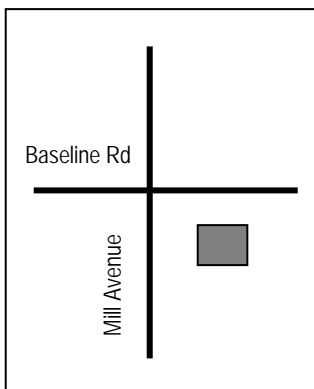
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-3.

ADDITIONAL INFO: The applicant is requesting a use permit for the construction of a detached garage. The freestanding structure will be located on the east side of the house with a building area of 957 s.f. The applicant's lot is adjacent to a shopping center with no alley access; the garage will be accessed by an existing driveway from the street. Staff supports the use permit request with the finding that the request meets the criteria for approval of use permit. To date, no public input has been received.



PAGES:

1. List of Attachments
2. Comments; Reason for Approval; Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Elevations
6. Floor Plan
- 7-10. Staff Photograph(s)

COMMENTS:

The Thompson Residence is proposing to construct a freestanding garage in their east rear yard. The structure will be approximately 29' x 33' or 984 s.f. in building area and will be 14'-8" in height. The design of the garage will complement the existing residence in design, color and material. The applicant states in their letter that the garage will be used to restore a vintage vehicle and will provide storage area to assist in clean-up of clutter in the yard; thus increasing the curb appeal of the property. Staff notes that the yard is currently not in compliance with Tempe City Code 21-Nuisances and Property Enhancement.

Use Permit

The Zoning and Development Code requires a use permit for an accessory building or structure that exceeds 200 s.f. in area and/or 8' in height. Staff supports the use permit as requested and finds that the structure will not create a nuisance or be detrimental to the surrounding area; and will aide in overall enhancement of the site. The request complies with the approval criteria for a use permit. To date, no public input has been received.

Conclusion

Staff recommends approval of the use permit subject to conditions.

REASON(S) FOR**APPROVAL:**

1. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S)**OF APPROVAL:**

1. Obtain all necessary clearances and permits from the Building Safety Division.
2. Structure to match dwelling in color, form and material.
3. Bring property into compliance with TCC Chapter 21 Nuisance and Enhancement; regarding appearance of property, storage of materials and inoperable vehicles; car restoration limited to personal vehicles. Auto restoration is not an allowed home occupation.

HISTORY & FACTS:

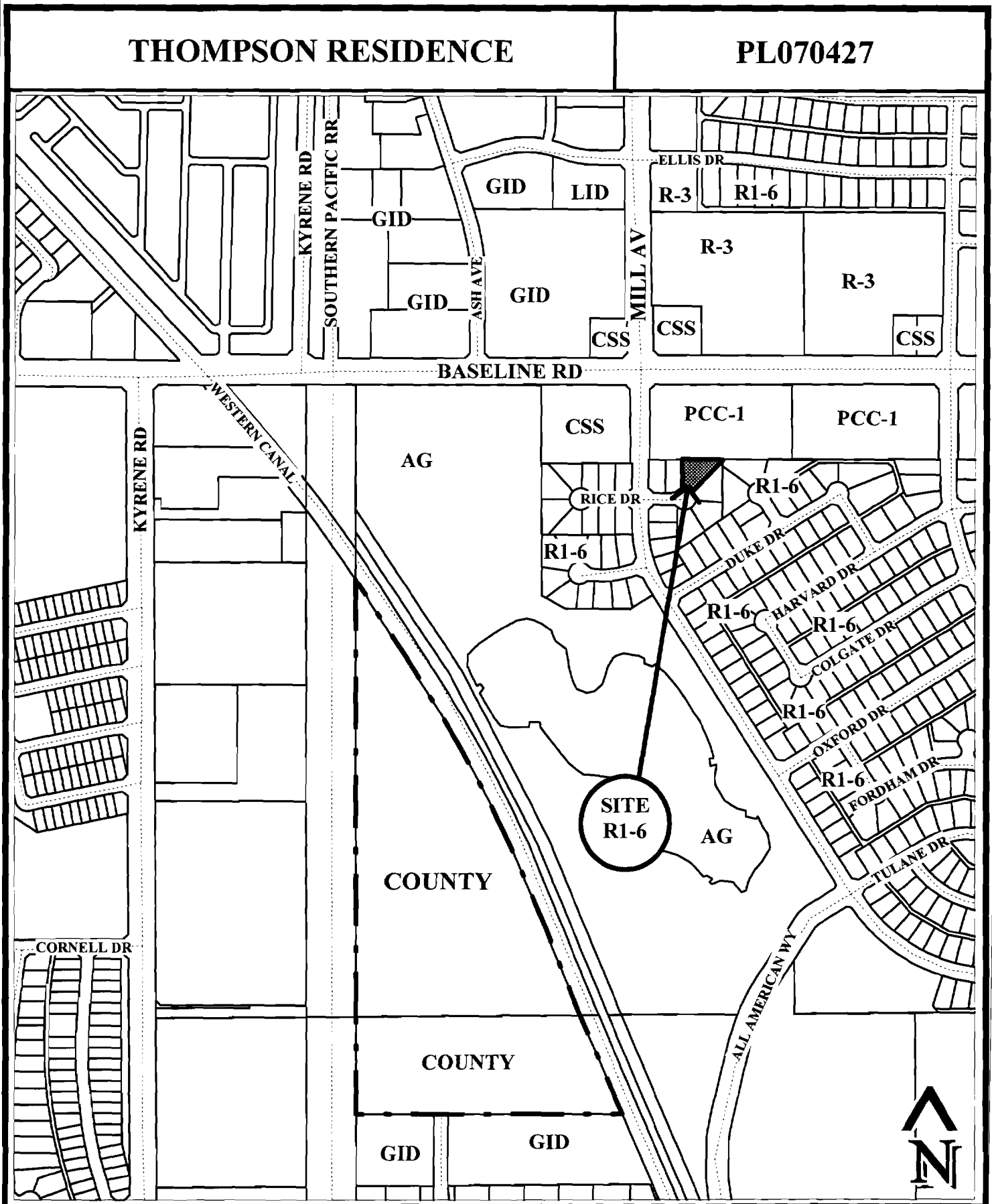
None pertinent to this request.

DESCRIPTION:

Owner – Larry Thompson
Applicant – Larry Thompson
Existing Zoning – R1-6, Single Family Residential District

**ZONING AND
DEVELOPMENT****CODE REFERENCE:****Citations of Code Requiring Use Permit(s):**

Part 3, Chapter 3, Section 3-401.
Part 6, Chapter 3, Section 6-308

THOMPSON RESIDENCE
PL070427




THOMPSON RESIDENCE (PL070427)

September 21, 2007

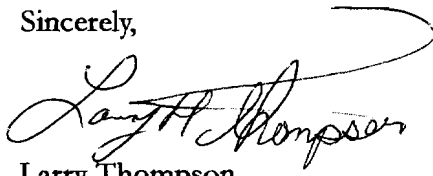
City of Tempe

To Whom It May Concern:

SUBJECT: NEW GARAGE

The overall purpose for our new garage at 16 East Rice Drive is to increase storage capacity while cleaning up the clutter in our yard. This will increase our "curb appearance" as well as increase our property value. My son and I also have a current shared interest in rebuilding a 1963 pick up truck and this will afford us a secure, clean, dry, shaded place out of view of our neighbors during its "eye soar" stage of the rebuild.

Sincerely,

A handwritten signature in cursive script, reading "Larry Thompson". The signature is written in black ink and is positioned above the printed name.

Larry Thompson

16 EAST RICE DRIVE
TEMPE, AZ 85283

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ROBROY MCFARLAND

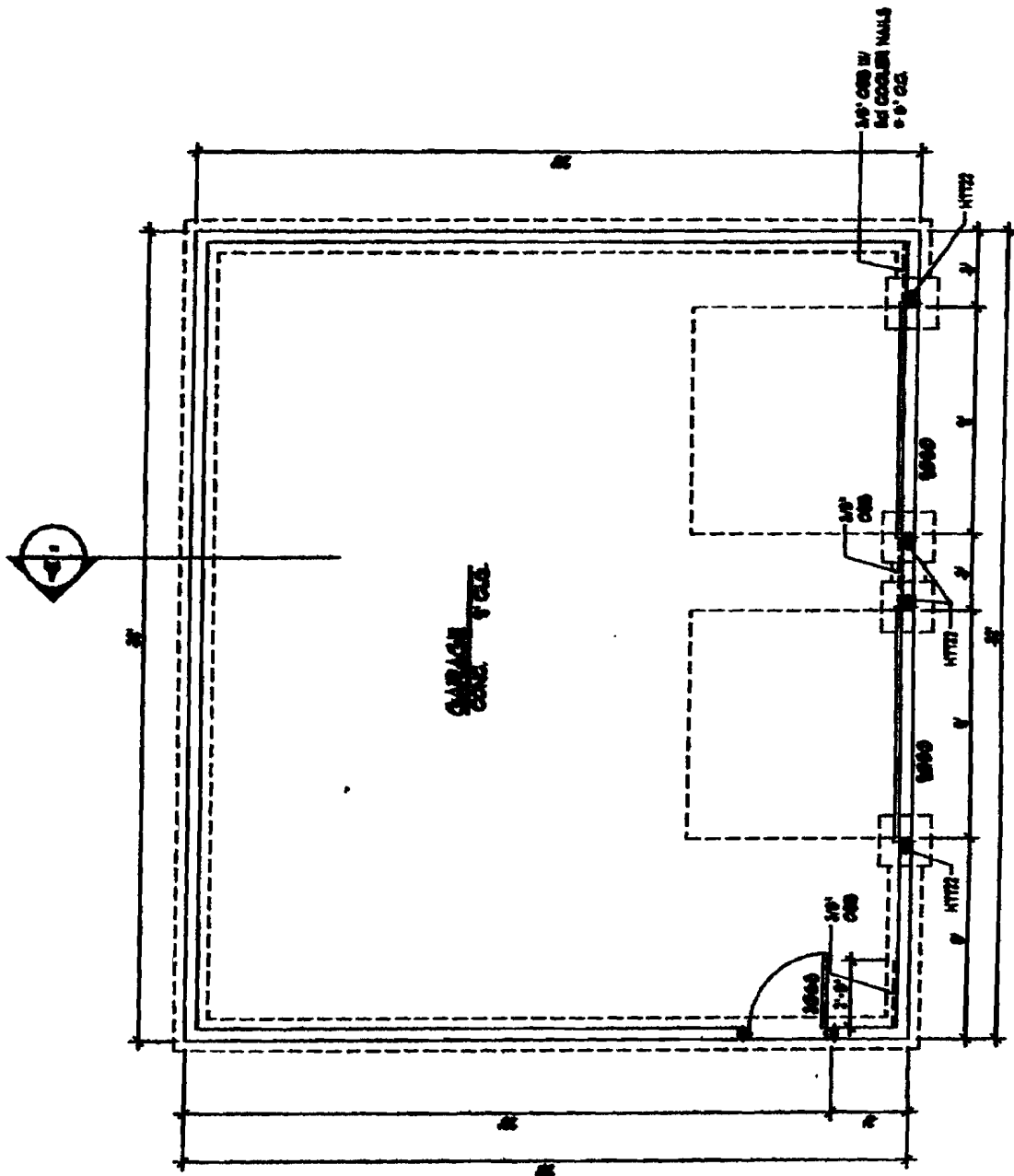
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THOMPSON RESIDENCE

16 E RICE DR

PL070427

BACKYARD: PROPOSED GARAGE AREA



THOMPSON RESIDENCE

16 E RICE DR

PL070427

**SIDE YARD VIEW INTO BACKYARD: PROPOSED
GARAGE AREA**



THOMPSON RESIDENCE

16 E RICE DR

PL070427

FRONT OF RESIDENCE: VIEW TO NORTH



THOMPSON RESIDENCE

16 E RICE DR

PL070427

BACKYARD OF PROPERTY